



**FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

June 10, 2021

Commissioners Present: David Berarducci, Lynn Smiledge, John Karoff, Susan Goganian, Thomas Rodde

Commissioners Absent: None

Staff Present: Mary Cirbus, Preservation Planner; Joseph Cornish, Director of Design Review

A full recording of the hearing is available at: <https://www.boston.gov/historic-district/fort-point-channel-landmark-district>

There were no members of the press present.

6:06 PM: Chair D. Berarducci called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in this online hearing. He then called the business meeting to order.

I. VIOLATIONS

APP # 21.0760 FPC

TIME: 6:09 PM

ADDRESS: 253 SUMMER STREET

Continued from the 4/08/2021 FPCLDC Public Hearing

Applicant: COJE Management Group

Proposed Work: Ratify a patio expansion, including the installation of pavers, planters, lighting, furniture, and associated landscaping (Violation # VIO.21.009). Install new planters.

Project Representatives: Erin Doherty, Chris Jamison, Eric Nesto were the project representatives

Documents Presented: The Commissioners reviewed a presentation consisting of drawings, renderings, and photographs showing the existing and proposed conditions.

Discussion Topics: The Commission suggested installing plantings as opposed to planters in the area of the patio that must be returned to the public. Additionally, they suggested removing the pavers and removing the installations at the restaurant that



were placed without permits.

Public Comment: Staff read public comment from Sara McCammond, which contained concern over ADA accessibility, restoration of the extended patio, suggested salt-tolerant plantings, and expressed concern over the lighting. Joshua Johnson asked a question regarding the speakers, citing concerns about the volume.

T. Rodde motioned to approve the application and continue parts. S. Goganian seconded the motion. The vote was 5-0 (Y: DB, JK, SG, TR, LS) (N: None) (Abs: None).

- Continue planter and planting plan

II. DESIGN REVIEW

APP # 21.0993 FPC

Time: 7:10 PM

ADDRESS: 26 Thomson Place

Applicant: Back Bay Sign

Proposed work: At the ground floor storefront install a wall sign, illuminated blade sign, and vinyl window graphics.

Project Representatives: Jason Parillo was the project representative.

Documents Presented: The Commission reviewed a presentation consisting of photographs/ renderings of the proposed work.

Discussion Topics: The Commission felt the proposed signage was excessive. They also ensured that the mounting of the signage goes into mortar joints rather than brick.

Public Comment: There was no public comment.

L. Smiledge motioned to approve the application with the provisos. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, JK, SG, LS) (N: None) (Abs: TR).

- Wall plaque to be eliminated
- Blade sign to be placed on far left pier

APP # 21.0994 FPC

Time: 7:23 PM

ADDRESS: 364-372 CONGRESS STREET

Applicant: Claremont Companies



Proposed work: At the roof, demolish an abandoned circular brick chimney; install a new roofing system, flashing, and moldings.

Project Representatives: Don Wiest, Michael Shunta, and Jared Burhoe were the project representatives.

Documents Presented: The Commission reviewed a presentation consisting of photographs and plans of the proposed work.

Discussion Topics: The Commission discussed the feasibility of preserving as much as possible of the existing chimney, and emphasized the importance of retaining the visual presence of the chimney.

Public Comment: There was no public comment

J. Karoff motioned to continue the application. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, JK, SG) (N: None) (Abs: LS, TR).

APP # 21.0995 FPC

Time: 8:03 PM

ADDRESS: 300 A Street

Applicant: Dyer Brown & Associates

Proposed work: At the main roof, demolish five (5) RTUs and install two (2) new RTUs. At the lower loading dock roof install new condenser units, mechanical screening, and complete associated structural work.

Project Representatives: Gabriel Zavala, Dan Johnson, Marie O'Brien (National Development, Tim Betjemann

Documents Presented: The Commission reviewed a presentation consisting of photographs of existing conditions, and roof plans.

Discussion Topics: The Commission discussed the proposal and expressed concern about the installation of machinery at the loading dock. They were comfortable with the rooftop units.

Public Comment: There was no public comment.

S. Goganian motioned to approve the application and continue parts. J. Karoff seconded the motion. The vote was 3-0 (Y: DB, JK, SG) (N: None) (Abs: LS, TR).



- Continue loading dock mechanicals

III. DISCUSSION AND VOTE ON PROPOSED PERMANENT SIGNAGE AT PROPERTIES RECEIVING COMMUNITY PRESERVATION ACT FUNDING

Staff reported that they are working with Community Preservation Committee staff on a template for required signage at properties that receive Community Preservation Act funding. Staff will return with a revised plan for signage based upon comments received from all of the Commissions.

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 19.1276 FPC

15 Channel Center Street: At Medallion Avenue, install a loading dock platform and replace an existing multi-pane window with a garage door (Extension of Certificate of Design Approval issued July 1, 2019 and approved at the June 13, 2019 FPCLDC public hearing.)

APP # 21.0979 FPC

21 Wormwood Street: Construct a roof deck and replace an existing window with a new exterior door for deck access. (Moved from Design Review)

D. Berarducci motioned to approve the Administrative Review applications as submitted. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, JK, SG) (N: None) (Abs: LS, TR).

V. STAFF UPDATES

Staff briefly shared administrative-related updates.

VI. ADJOURNMENT: 8:50 PM

S. Goganian motioned to adjourn the hearing. J. Karoff seconded the motion. The vote was 3-0 (Y: DB, JK, SG) (N: None) (Abs: LS, TR).